

RETURN TO:

JoJo Buckham - York



200005030021

Kathy Hill, Skagit County Auditor

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DOCUMENT TITLE(S) (or transactions contained herein):

Real Estate Purchase Sale Agreement and Rental Agreement

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

[] ADDITIONAL REFERENCE NUMBERS ON PAGE _____ OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

1. De Koevend, Walter
2. De Koevend, Jacquie
- 3.
- 4.

[] ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. York, Bradley N.
2. Buckham, York, JoJo
- 3.
- 4.

[] ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):

18-33-4

[] ADDITIONAL LEGAL(S) ON PAGE 2 OF DOCUMENT.

ASSESSOR'S PARCEL/TAX I.D. NUMBER: 330418-8-042-005 P.16794

[] TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.

**REAL ESTATE PURCHASE AND SALE AGREEMENT
AND RENTAL AGREEMENT**

**THIS CONTRACT CONTROLS THE TERMS OF THE SALE OF REAL
PROPERTY**

RECEIVED FROM Bradley N. York and Jo Jo Buckham York, husband and wife, the sum of \$200.00 as earnest money and as a credit to buyers on the closing of the following described real estate, which buyers agree to buy and sellers agree to sell to buyers, located in Skagit County, Washington, commonly known as 20971 Conway Frontage Road, Mount Vernon, Washington, 98221, and legally described as follows:

TAX 22 TRI TR IN SE ¼ SE ¼ OF SEC 18, TWP 33N, RGE 4E
BOUNDED BY DT 17 DK 3 PACIFIC HWY ON NW KAYTONS SLOUGH
ON NE BY MCMcMURRAY RD ON S BY CO RD INCL

TOGETHER WITH THAT PORTION OF VACATED T. JONES ROAD
WHICH UPON VACATION REVERTED TO SAID PREMISES BY
OPERATION OF LAW

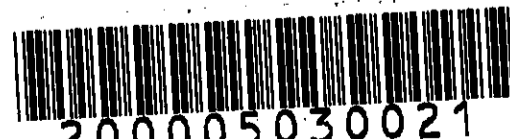
Tax Account No. 330418-8-042-0015; P16794

Upon the signing of this earnest money agreement, the buyers shall take immediate equitable title in the property which shall be forfeited if any of the terms of this agreement are breached on the part of the sellers.

PURCHASE PRICE. The total price is **EIGHTY THOUSAND DOLLARS** (\$80,000.00) payable as follows:

The sellers shall receive a credit from the buyers of \$650 a month for the months of May, June, July, August, September and October, 2000, and a like payment of \$100 per month during this period for yard work which shall be credited from the sellers to the buyers as down payment on the premises. Should buyers fail to close this sale, the sellers shall have no obligation to liquidated damages for these credits. During the months of May, June, July, August, September and October, 2000, the buyers shall pay to the sellers the sum of \$200 per moth. Total credits under this agreement shall be \$5,700 and shall be credit toward the down payment on the premises. The down payment is to be paid on the date of closing, November 1, 2000, in the amount of \$10,000. The buyers shall pay the closing costs including the excise tax, title policy and these amounts shall be a credit toward the \$10,000 down payment. The buyers shall make payment at the time of closing to make the total down payment, credits included, of \$10,000. *and copy maintenance*

At closing, the amount to be financed by the buyers is \$70,000, and this will be financed as follows:



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The second contract will bear interest at the rate of 8% per annum also. *qby 3-N-Y*
\$433.00 a month in underlying first mortgage and deed of trust or contract in the amount of approximately \$39,400 bearing interest at the rate of 8% per annum. *3-N-Y qby*
A second contract to the sellers subordinate to the first contract in the amount of \$30,600 with payments to the sellers of \$262.00 per month for total payments from the buyers to the sellers of \$696 per month. *All contract payments to be paid on or before the 5th of each month with 00. **
The buyers shall pay the sellers insurance on the premises from May 1, 2000 to date of closing. *Buyer will pay real estate taxes, qby 3-N-Y.*

Insofar as this agreement does not disagree with the standard form real estate purchase & sale agreement, a copy of which is attached hereto as Exhibit A, the terms and conditions of the standard form real estate purchaser & sale agreement are incorporated herein, *to be secured by a deed of trust, qby 3-N-Y.*

This earnest money agreement shall also serve as a rental agreement between the parties.

Any payment not made by the 1st of the following month will be assessed a \$500 late fee. qby 3-N-Y.
This agreement shall be binding upon the heirs, successors, trustees and assigns of the sellers.

DATED: 5/03/00

BUYERS

SELLERS

Bradley N. York
BRADLEY N. YORK

Walter De Koevend
WALTER DE KOEVEND

Jojo Buckham York
JOJO BUCKHAM YORK

Jacquie de Koevend
JACQUIE DE KOEVEND

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

STATE OF WASHINGTON

MAY 03 2000

COUNTY OF SKAGIT

By: *aw*
Amount Paid \$
Skagit County Treasurer
Deputy

On this day personally appeared before me WALTER DE KOEVEND and JACQUIE DE KOEVEND, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

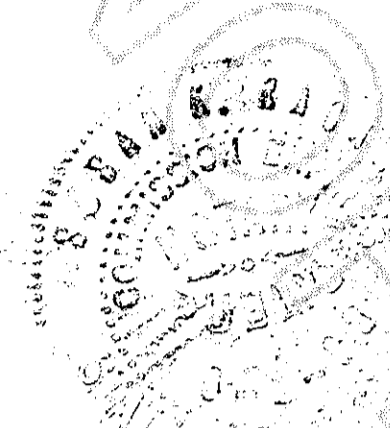


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GIVEN under my hand and official seal this 3rd day of May,
2000.



Susan B. Ragan
NOTARY PUBLIC in and for the State of
Washington.
My commission expires: 8-01-2002
Print name of Notary: SUSAN B. RAGAN


STATE OF WASHINGTON)
)
) :SS
COUNTY OF SKAGIT)

On this day personally appeared before me BRADLEY N. YORK and JO
JO BUCKHAM YORK, husband and wife, to me known to be the individuals
described in and who executed the within and foregoing instrument, and
acknowledged that they signed the same as their free and voluntary act and
deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of May,
2000.



Susan B. Ragan
NOTARY PUBLIC in and for the State of
Washington.
My commission expires: 8-01-2002
Print name of Notary: SUSAN B. RAGAN


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